

SNAPSHOT of HOME Program Performance--As of 12/31/08
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): National City

State: CA

PJ's Total HOME Allocation Received: \$10,223,350

PJ's Size Grouping*: C

PJ Since (FY): 1992

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*	
					Group	C Overall
Program Progress:						
			PJs in State: 92			
% of Funds Committed	88.74 %	90.22 %	48	90.66 %	34	35
% of Funds Disbursed	73.95 %	80.19 %	69	81.06 %	20	16
Leveraging Ratio for Rental Activities	0.87	5.73	72	4.62	19	16
% of Completed Rental Disbursements to All Rental Commitments***	21.17 %	72.76 %	85	81.27 %	1	1
% of Completed CHDO Disbursements to All CHDO Reservations***	10.69 %	60.11 %	87	68.23 %	1	1
Low-Income Benefit:						
% of 0-50% AMI Renters to All Renters	100.00 %	78.04 %	1	79.86 %	100	100
% of 0-30% AMI Renters to All Renters***	26.67 %	41.03 %	67	44.82 %	26	21
Lease-Up:						
% of Occupied Rental Units to All Completed Rental Units***	100.00 %	92.04 %	1	94.65 %	100	100
Overall Ranking:			In State: 83 / 92	Nationally:	9	6
HOME Cost Per Unit and Number of Completed Units:						
Rental Unit	\$48,964	\$32,339		\$25,419	15 Units	10.10 %
Homebuyer Unit	\$18,383	\$19,480		\$14,530	134 Units	89.90 %
Homeowner-Rehab Unit	\$0	\$26,371		\$20,251	0 Units	0.00 %
TBRA Unit	\$0	\$2,782		\$3,156	0 Units	0.00 %

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (55 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (201 PJs)

C = PJ's Annual Allocation is less than \$1 million (293 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): National City CA

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$54,800	\$83,643	\$0
State:*	\$125,042	\$108,908	\$27,200
National:**	\$89,640	\$72,481	\$22,984

CHDO Operating Expenses:
(% of allocation)

PJ:	0.6 %
National Avg:	1.1 %

R.S. Means Cost Index: 1.04

	Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:				
White:	6.7	1.5	0.0	0.0
Black/African American:	0.0	1.5	0.0	0.0
Asian:	20.0	0.8	0.0	0.0
American Indian/Alaska Native:	0.0	0.0	0.0	0.0
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0
Asian and White:	0.0	0.0	0.0	0.0
Black/African American and White:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0
Other Multi Racial:	0.0	0.0	0.0	0.0
Asian/Pacific Islander:	0.0	2.3	0.0	0.0

ETHNICITY:

Hispanic	73.3	94.0	0.0	0.0
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HOUSEHOLD SIZE:

1 Person:	0.0	1.5	0.0	0.0
2 Persons:	13.3	14.3	0.0	0.0
3 Persons:	13.3	11.3	0.0	0.0
4 Persons:	33.3	33.8	0.0	0.0
5 Persons:	26.7	21.8	0.0	0.0
6 Persons:	13.3	9.8	0.0	0.0
7 Persons:	0.0	6.0	0.0	0.0
8 or more Persons:	0.0	1.5	0.0	0.0

HOUSEHOLD TYPE:

Single/Non-Elderly:	0.0	5.3	0.0	0.0
Elderly:	0.0	0.0	0.0	0.0
Related/Single Parent:	20.0	9.0	0.0	0.0
Related/Two Parent:	80.0	77.4	0.0	0.0
Other:	0.0	8.3	0.0	0.0

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	0.0	0.0 [#]
HOME TBRA:	0.0	
Other:	0.0	
No Assistance:	100.0	

of Section 504 Compliant Units / Completed Units Since 2001 0

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

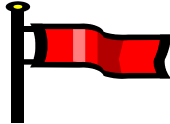
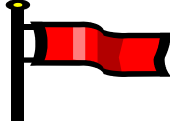
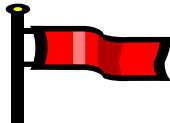
Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



HOME PROGRAM SNAPSHOT WORKSHEET - RED FLAG INDICATORS

Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): National City State: CA Group Rank: 9
 State Rank: 83 / 92 PJs (Percentile)
 Overall Rank: 6 (Percentile)
 Summary: 3 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 73.60%	21.17	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 47.54%	10.69	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	100	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 90.20%	100	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.500	4.45	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

Page 3

